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ATTACHMENT 1

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October 1, 2002

VIA HAND DELIVERY

Ms. Carolyn Bowen
Zoning Administrator
Fauquier County Department of Community Development
Court & Office Building
40 Culpepper Street, 3rd Floor
Warrenton, VA 20186

**Re: AT&T Wireless Services' Request for Special Exception
for Monopole Installation @ 4626 Dumfries Road, Catlett, Virginia
Tax ID #: 7914-33-2804 (Cedar Run District)**

Dear Ms. Bowen:

Pursuant to Sections 5-009, 5-011.II and 11-102.3.c. of the Fauquier County Zoning Ordinance (the "Ordinance"), undersigned counsel files this Special Exception application on behalf of AT&T Wireless Services, Inc. (hereinafter sometimes referred to as "AWS" or the "Applicant"). The Applicant seeks a Category 20 Special Exception for a Personal Wireless Service Facility as that term is defined in Sec. 11-101 of the Ordinance. The proposed facility will consist of a 120' tall monopole, antennas and related equipment cabinet(s) on RA zoned property located at 4626 Dumfries Road, Catlett, Virginia (the "Site"). In support of this application and in accordance with Fauquier County's Special Exception Filing Considerations for Telecommunications Facilities, we provide the following information and enclosed materials.

Introduction

AT&T Wireless Services is a FCC-licensed provider of wireless PCS (Personal Communication Services) in the Washington, D.C. metropolitan area, including Fauquier County. Pursuant to Section 11-102.2 of the Ordinance, personal wireless facilities are allowed in all zoning district categories by right, subject to performance criteria set out in

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the Ordinance. Section 11-102.3.a. provides that monopoles greater than 80' in height may be located only in the RA, RC, C-1, C-2, C-3, I-1, I-2, CV or the PCID Zoning Districts. As more fully discussed below, the Applicant's proposed facility will conform to the

applicable Location, Siting and Design criteria listed in Sections 11-102.2, 11-102.2.b and 11-102.2.c. of the Ordinance.

Proposed Use

AWS seeks a Special Exception to allow installation and operation of an unmanned, wireless radio link. This radio link will consist of three (and eventually as many as six) panel antennas installed on a 120-foot tall monopole. The antennas will each measure no more than 75'H x 5"W x 3"D. Their centerline will be approximately 117' above ground level. A modestly sized equipment cabinet (70"H x 54"W x 38"D) will be placed on a concrete pad near the base of the monopole as per attached site plan. Note that the attached plan depicts one equipment cabinet initially with up to two additional cabinets to be installed in the future. The entire facility will be within a 2500 square foot compound surrounded and secured by a 6' tall fence. An attached set of photo simulations (Exhibit A) depicts three off site views of the proposed monopole.

Why This Location Was Selected

The proposed radio link is a necessary component of the area-wide system that AWS is deploying in Fauquier County. In compliance with the special submission requirements listed in Section 11-102.3.c. of the Ordinance for Special Exception applicants seeking approval for a telecommunications facility, the Applicant provides, as Exhibit B, a map depicting its existing and proposed network deployment throughout Fauquier County. The site that is the subject of this application is noted on the map as Site No. 910005017A05 and is circled in orange on the map. ***Please note that AWS has marked each page of the 3-page Exhibit B as Proprietary & Confidential. The information presented in Exhibit B is a trade secret of AWS and is not to be reproduced, displayed or disseminated to any outside parties but is solely for the use of Fauquier County officials and staff in connection with their consideration of this Special Exception application.*** This site is critical to AWS because it will provide wireless coverage along a significant portion of Dumfries Road east of Warrenton where AWS subscribers currently cannot access the network or where they lose signal. In order to provide quality service, radio links must be located within a certain proximity to each other in order to avoid a "dead spot" or a place in the system where the telephone signal "drops" and becomes interrupted. The proposed location for this new radio link will allow AWS to effectively and efficiently improve its service to subscribers who live, work or travel through this portion of Fauquier County. Two signal coverage maps, one depicting current coverage patterns without the proposed radio link (Exhibit C) and the other depicting improved coverage that will result with the addition of the new radio link (Exhibit D), are attached.

The proposed Site was selected because it is strategically located in relation to AWS' other existing or planned radio links and will provide the widest and most efficient coverage of the arterial roadways in the area while minimizing its visual impact on major

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thoroughfares. AWS was unable to locate any sufficiently tall structures within the area where its network plan requires a radio link in order to work effectively and efficiently with other existing or planned facilities to provide the most reliable and comprehensive coverage possible. Within a 2-mile radius of the proposed Site, AWS was unable to identify an existing structure that presented a co-location opportunity that would provide adequate signal coverage. Nor was it able to locate other raw land within its search ring for installation of a new monopole that offered comparable signal coverage or superior screening opportunities to what is available at the proposed Site.

External Impact

The new radio link will have no impact on air quality, water quality, radiation exposure, light pollution, noise pollution, or traffic congestion or circulation. The antennas emit no noise, light or odors. The facility will typically receive just one or two service/maintenance calls per month, so it will have no discernable traffic impact whatsoever. AWS operates in the 1950 – 1965 MHz band (the PCS B band) as licensed by the FCC (a copy of the Applicant's FCC license is attached as Exhibit E) and it operates its equipment in full compliance with FCC rules and regulations. Furthermore, existing topography, distance and tree buffers along Rt. 605 will help to reduce the pole's visibility to travelers along Routes 605, 670 and 602.

Relationship to the Zoning Ordinance

Telecommunications monopoles are permitted in the RA zoning district as provided in Section 11-102.3.a. of the Ordinance. However, because the Applicant requires a monopole greater than 80' in height, a Special Exception is required pursuant to Section 11-102.2 of the Ordinance. Such monopoles are subject to performance standards described in Sections 11-102.2, 11-102.2.b and 11-102.2.c of the Ordinance. As indicated on the site plan, RF coverage plots, photo simulations and other exhibits provided with its application, AWS' proposal is consistent with the applicable performance standards and design criteria:

- The Site has been designed at the lowest height necessary to achieve the required signal coverage so as to reduce the number of antenna structures required to deliver consistent, reliable wireless telecommunication service in the area. A statement to this effect, prepared by the RF engineering department of the Applicant's network deployment manager, Bechtel Telecommunications, is included with this application as Exhibit F.
- The dual-polarized antennas, the pole and related equipment cabinets are all within the size and height limitations specified in the Ordinance. Antennas

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and pole will be finished in non-reflective materials of matching color. The equipment cabinet(s) will also be finished in a neutral, non-reflective material. There will be no commercial advertising on the Site. All ground equipment will be within a 2500 square foot fenced and secured area that will be surrounded by mature woodland and will be virtually undetectable from public ways or abutting properties.

- There will be no signals or lights or illumination on any antenna, unless required by state or federal authorities, or the county.
- The Site is located within a heavily treed area offering a minimum wooded area radius depth of 100'.
- The Site is not within 5000' of a federal, state or county park or wildlife management area.
- The proposed pole will be constructed so as to be capable of accommodating up to two additional wireless service providers.
- The Site is not located along a ridgeline and has been positioned to the interior of the property where it will be substantially screened by existing mature vegetative buffers.
- The Site will be located within a mature wooded area surrounded by a tree canopy averaging 100' in height. As proposed, the centerline of Applicant's antennas will be positioned some 17' above the average tree height. Note we refer to "average" tree height, as some are higher than 100'. Applicant's signal propagation tests indicate that positioning its antennas a mere 10' above the average height of trees in the immediate vicinity of the Site caused intermittent blockage of the signal's path. When capacity expansion becomes necessary, Applicant intends to install three additional antennas below the three initially installed. The centerline of those future antennas will be 109', or just 9' above the surrounding treetops. Thus the request to install the antennas at sufficient height to allow consistent and efficient signal coverage in the area.
- The Applicant proposes to use a flush mount design for its antenna installation. Such a design allows the antennas to be installed directly against the surface of the pole itself, with no platform or other extensions from the pole. This results in a very slim profile and greatly diminishes the visibility of the pole from a moderate distance. This design is also the reason why the Applicant must "stack" its antennas in two groups of three as described above.

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- As shown by the sight line profiles included in the site plan accompanying this application, distance and tree buffers will substantially mitigate views of the Site from abutting residential units.
- As shown on the enclosed site plan, more than sufficient setbacks are provided to meet the required fall zone.

In addition to the foregoing, and in further compliance with the submission requirements for a Special Exception and those special requirements applicable to telecommunication facilities, the Applicant includes the following:

- A copy of AWS' Option and Land Lease Agreement (redacted) with the property owner (Exhibit G) confirming the Applicant's right to use the Site "for the transmission and reception of communications signals and the installation, maintenance, operation, repair and replacement of its communications fixtures and related equipment."
- Four copies of the Fauquier County Parcel Identification Map with the subject property highlighted in red (Exhibit H).
- Fauquier County Wireless Communication Site Application Form (Exhibit I).
- County Land Development Application
- Conflict of Interest Statement
- \$3500 Application Fee
- Two sets of mailing labels for abutting property owners.
- Site Plan (full-sized and reduced sized copies)

Landscaping and Buffer Requirements

As provided in Section 11-102.3.b (14) of the Ordinance, landscaping/buffering requirements may be reduced or waived if the site has been developed in accordance with Sections 11-103 and 11-104. As noted earlier, a 6' high fence that will be secured will surround the equipment area at the base of the Applicant's proposed pole. Also, the Site is

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surrounded by mature woodland. The Applicant will not remove existing trees within 200 feet of the Site except as authorized to permit construction of the facility and provide for vehicular access to the Site.

As the photo simulations and sight line profiles demonstrate, the existing trees and the relative seclusion of the Site from public ways and abutting properties will substantially mitigate its visual impact on the area. As a practical matter, introducing additional landscaping or buffering will not serve to further screen the Site. For these reasons, AWS requests that landscaping and buffer requirements be modified to those shown on the Applicant's site plan.

Conclusion

The proposal described above is consistent with the policies and standards for the placement of Personal Wireless Service Facilities in the RA zoning district. The Applicant's installation will comply with all applicable development and building codes and its proposed use will conform to all ordinances, regulations, adopted standards and conditions. Accordingly, AWS respectfully requests approval of this Application for Special Exception.

Sincerely,

Terence S. Cooke

Attachments

cc: Susie Lee, Bechtel Telecommunications (w/o attach.)
Julian Pedini, WFI (w/o attach.)